

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1002/1 PORTER STREET HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$649,000

&

\$709,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

807/1 PORTER STREET HAWTHORN EAST VIC 3123	\$661,000	25-Aug-24
702/1 PORTER STREET HAWTHORN EAST VIC 3123	\$585,000	19-Feb-25
509/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$680,000	19-Mar-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 22 April 2025



**807/1 PORTER STREET
HAWTHORN EAST VIC 3123**

 2  1  1

Sold Price **\$661,000** Sold Date **25-Aug-24**

Distance **0km**



**702/1 PORTER STREET
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price ^{RS} **\$585,000** Sold Date **19-Feb-25**

Distance **0km**



**509/138 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price ^{RS} **\$680,000** Sold Date **19-Mar-25**

Distance **0.12km**

RS = Recent sale **UN** = Undisclosed Sale

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